

**District V Advisory Board Minutes**  
**November 5, 2001**  
[www.wichitagov.org](http://www.wichitagov.org)

The District V Advisory Board meeting was held at 7:00 p.m. at the Auburn Hills Golf Course Clubhouse at 335 S. 135<sup>th</sup> Street West. In attendance were the District V City Council Member, seven (7) District Advisory Board Members, seven (7) City staff, and approximately twenty-five (25) citizens with sixteen (16) signing in.

**Members Present**

Bob Bulman  
David Dennis  
Maurice Ediger  
Fran Hoggatt  
Andy Johnson  
Teresa Schmidt  
Bob Sorenson  
Brendon Groves  
Debbie Scrafford  
Christina Krostelecky  
Council Member Bob Martz

**Members Absent**

David Almes  
Sean Cash  
Margarita Farelle-Hunt

**Staff**

Chris Carrier, Public Works  
Officer B. Ashens, Police  
Officer C.A. Mains, Police  
Ed Bricknell, Fire  
Kurt Schroeder, Central Inspection  
Paul Gunzelman, Public Works  
Dana Brown, City Manager's Office

**Guests** (listed on page 9)

**ORDER OF BUSINESS**

**Call to Order**

**Council Member Martz** called the meeting to order at 7:15 p.m., explaining the purpose of the District V Advisory Board as community advisors to the District V City Council Member. He further explained that although he chairs the Board meetings, the actions taken by the Board do not include a vote by him, even in the case of a tie. He stated that his opportunity to vote occurs at the City Council meetings and that he considers the feedback of the Board for his vote. He advised the public that the meeting provides them with an opportunity to voice their opinion on City issues. He asked that the public attending the meeting conduct themselves with the same appropriate behavior that is expected in the Council Chambers.

**Approval of Minutes**

The minutes of the October 1, 2001 meeting were approved 7:0.

**Approval of the Agenda**

**Council Member Martz** asked if any agenda changes were needed. With none noted, agenda was approved.

## **Public Agenda**

### **Scheduled Items**

No items had been previously scheduled for the public agenda.

### **Off-agenda items**

**George Walta, 10630 Carr Street**, asked when construction would begin for the remaining half of Carr Street. **Council Member Martz** assured Walta that a City staff person would call him with information.

**Mark Boyer, Granview Homeowner Association President, 11910 W. Carr**, voiced concerns about the screening approved for the Mel Hambelton car lot to be built at the southeast corner of Kellogg and 119<sup>th</sup> Street, adjacent to their HOA area. He stated that the current plan approved requires only a wood fence between the commercial lot and the residents. **Council Member Martz** explained that this situation is unique in that the area just recently changed from railroad right of way to City ownership to 119<sup>th</sup> Street. He noted that the conditions required for screening meet the zoning ordinance. Council Member Martz said the City is considering several alternatives for the railway area such as converting to Rails to Trails, or reverting the property to the adjacent property owners. Boyer also noted concerns for proper drainage in the area. **Council Member Martz** said that he would visit with the Planning Department about the situation and would respond to the HOA's concerns.

A citizen asked if the corner lot at 135<sup>th</sup> Street and Maple had sold to Dillon's for development. **Council Member Martz** said that he understood this was a rumor.

Before continuing, **Council Member Martz** commented that he wanted to be sure that all of the Board Members had met the three (3) ex-official members who represent area high schools: Debbie Scrafford, Bishop Carroll High School; Brendan Grove, Maize High School; and, Christina Krostelecky, Northwest High School. He expressed his appreciation for their interest and noted that they had already participated in the discussion and made suggestions for resolution of issues.

## **Staff Presentations**

### **3. Proposed Adoption of the 2000 International Building Codes**

**Kurt Schroeder, Central Inspection Superintendent**, presented information about the International Building Code (IBC) as a national model with minimum standards of construction. He noted that this was developed from three national model codes. Schroeder said that updating occurs regularly on a three-year cycle; the City of Wichita also updates their adopted codes every three years. Schroeder explained that the communities of insurance, design, and builders support the proposed adoption of the IBC. All three groups worked together to develop an acceptable code through a review process that began in June 2000 and has included approximately twenty meetings, each lasting 2-3 hours. The review committees were comprised of architects, engineers, designers, building materials suppliers, and other building officials. The proposed code was reviewed and supported by the City's Citizen Board of Standard Codes & Appeals. It was also reviewed through a public meeting where input was invited. The final product was prepared by the City Law Department.

Schroeder identified several areas of revision from the existing code including enhanced fire protection; increased standards for handicap accessibility according to the Americans Disability Act

(ADA) in which the state law is applied; higher standards overall for quality workmanship; and improved parking conditions.

**DAB Member Dennis** asked what impact the proposed code would have on schools? **Schroeder** responded that careful attention was given to the school situation to enhance safety for the students without causing a financial hardship for the school administration to meet the code.

Several members of the public expressed comments/questions regarding the code:

- **Charles Carney, 104 N. Westfield**, spoke about the need for the trades people to be involved.
- **Lonnie Wright, 2320 Alameda**, asked that the National Fire Protection Association (NFPA) code be considered, saying that it appeared to be more compatible with the trade codes. He also noted that this set of codes would retain the requirements of the 1997 codes.
- **Nancy McNabb, National Fire Protection Association representative**, stated that the NFPA code has high standards as it regulates health facilities. She requested that the City not adopt the proposed code.

**Hoggatt** asked McNabb where she lived; **McNabb** answered that she lived in Dallas, Texas. **Ediger** asked what cost was involved in adopting the NFPA code; **McNabb** said that would need to be determined but Wichita wouldn't lose anything from waiting. **Bulman** asked for the specific differences in the two codes. **McNabb** answered that NFPA is occupancy-oriented where IBC is driven by construction type. Examples are how existing buildings are treated and how performance standards for architects and engineers were determined by acceptability by both groups. **Wright** added that the IRC selected the most the most flexible codes.

**Schroeder** stated that the trade groups were asked to identify issues with the proposed codes in May or June and no feedback was ever provided. **Wright** responded that the trades people didn't have time to review. **McNabb** stated that competition with three codes is good. **Johnson** asked about the third code; **McNabb** identified it as the Life Safety Code. **Johnson** said that he had understood Schroeder to say that the trade groups had an opportunity to provide input but McNabb said only the builders voted. Hoggatt asked if 1200 hours of review and discussion was not enough to determine the best code for the Wichita area. McNabb said that she respected the time put into the process but she was just requesting that the decision be delayed to consider a different code that has not been amended for Wichita.

**Schroeder** requested an opportunity to clarify several points: 1) the minimum code cannot be amended; 2) standards have been increased for some codes, such as increased wind-resistance for structure; 3) amendments made are mostly administrative, such as the Wichita boards; 4) the voting process does include only the board but everyone has an opportunity to provide input. **Dennis** asked how the trade groups fit into the City's Building code. **Schroeder** said that under the current code, references are made to the codes for plumbing, mechanical, and electrical work—those codes are the ones adopted by the professional trades. **Dennis** asked if the proposed code were adopted, would it be reviewed again in three years? **Schroeder** said yes, and the review process typically takes about one year. **Dennis** asked if the review process includes the trade groups to which **Schroeder** said yes. **Dennis** asked if the City pays to adopt the model code established by an organization to which **Schroeder** said no.

**Jason Dean, 1945 Woodrow (District VI)**, asked why trades or handicapped people are not on the boards. **Schroeder** said that input from both communities is considered and several requirements to accommodate physical handicaps have been included in the proposed code, such as handrails for porches with only two steps to a landing, adequate clearance for wheelchairs, and appropriate height for seating.

**Bob Land, 1900 N. St. Paul**, identified himself as a member of the **Oversight Committee for United School District 259**. He recognized the concerns that had increased the safety codes to protect children in the schools but asked why smoke detectors are not required in schools. He said that he felt politics affected the situation.

**Wess Galyon, Executive Director of the Wichita Area Builders Association (WABA)**, stated that he had been with WABA for fourteen years. He explained that different building codes existed for the City when he first began with the WABA organization. WABA and the City began to dialogue about how to improve the codes, looking at soil conditions and other factors relevant to Wichita that affected compliance with the codes. Eventually the City adopted the UBC, dropping the code of the Council of American Building Officials. He expressed concern that several speakers had inferred that the proposed codes are substandard and that is not true. He said the proposed code with its amendments is not relaxed but actually rigid, producing a better product with consideration for the dollars involved. He stated that he felt the NFPA code was trying to catch up.

**David Finley, Executive Director of the Mechanical Sheet Metal Contractors of Kansas and a local Heating/Cooling Contractor**, questioned the process and a previous message sent by the City. He noted that Mike Taylor, spokesperson for the City, stated as early as February 8, 2000 that the City intended to adopt the 2000 Code. He said that he had been attentive to the progress of the review process through requesting copies of the records of the reviews and attending board meetings. In consideration of the process, he felt that deferring adoption of the amended code would not affect the standards as the existing code is currently working.

**Greg Wilhite, International Architecture Industry**, said that he had sat on several boards and worked continentally with codes. The architectural community supported adoption of the amended codes.

**Wes Britson, a structural engineer**, said there were no shortcomings in the proposed codes and noted the high quality of the structural standards. He stated that in contrast the state code of the Kansas Department of Engineering was old and out of date. Britson said that he was particularly glad to see the UBC including the recommendations of the Federal Emergency Management Agency (FEMA) for structural resistance to high winds. He encouraged the District Advisory Board to support the IBC.

**Bulman** asked several technical questions about requirements impacted by frost, snow, and wind typical of our area. Britson and others assured him that the codes considered these factors. Galyon said that these standards were set with consideration of cost.

**Jeff Farney, Topeka Independent Resource Center**, stated that he was concerned about the disabled community being involved. He pointed out several requirements that do not accommodate the handicapped. **Schroeder** said that the ADA guidelines had been adopted. Farney went on to detail issues of concern. Schroeder acknowledged that he and Farney were communicating about these

issues and pointed out that Farney was new to the community in the last six-seven months. He explained that in the past, representatives from KETCH and the City Board on ADA had served in the review process. **Ediger** stated that the process appeared to be ongoing and the important factor is that Farney is involved now. **Council Member Martz** told Farney that he appreciated his involvement.

**A member of the public who gave his address as 758 Ridge**, stated that there were fundamental differences in the two codes: 1) review process–IBC involves a government process that includes building officials mandating that only building officials vote for the recommendation whereas NFPA allows everyone involved with code compliance to be involved and vote; 2) performance standards; 3) training required; 4) recognition of industry concerns; 5) consideration of both insurance effects and FEMA recommendations. In order to truly compare, the two codes need to be placed side by side with an equal playing field.

**Dennis** identified three points that he felt were important for the next review and adoption process: 1) continue obtaining WABA support; 2) involve all stakeholders in the next review process; and 3) ensure that ADA issues are addressed. Dennis then made a motion to recommend the City adopt the IBC as proposed. **Bulman** seconded and the motion passed 7:0.

**Action: Recommended support of the proposed codes by a vote of 7:0.**

#### **4. Proposed Revisions to the City Fire Code**

**Ed Bricknell, Fire Marshall**, explained that as the Office of Central Inspection reviews and adopts amendments to the building code so does the Fire Department. The International Building Code applies to building structures while the International Fire Code applies to maintenance of structures and ensures safe access and egress. Some of the proposed amendments include

- cooking grills cannot be on a balcony on a multi-family dwelling
- chimineas must be 500 feet away from a home with shake shingles unless opening is covered with a mesh screen; cannot be burned in winds over 15 miles per hour; and cannot be placed on a wood deck without a protective mat
- access to a structure must be provided by a minimum 3 foot by 4 foot opening to accommodate entry by fire fighters
- a permit must be secured for open burning
- fire hydrant locations require a minimum of 40 feet and a maximum of 150 feet from a structure

**Hoggatt** asked Marshall to describe a Class K fire extinguished. **Marshall** explained it was the newest type that held a chemical substance for extinguishing fires. She noted that they were very expensive.

**Johnson (Bulman)** moved that the proposed fire code be adopted. Motion passed 6:1 (Hoggatt).

**Action: Recommended approval of the proposed fire code with a vote of 6:1.**

## **5. Flood Control Update**

**Chris Carrier, Storm Water Engineer**, presented information about the progress with projects for prevention of flooding. He reviewed the history beginning with the Master Plan developed by Black & Veatch, the design firm contracted by the City. Carrier said that recommendations from staff and public input had been implemented and input from the US Army Corp of Engineers is pending. The firm of Mid-Kansas Engineering was also progressing on the design phase of two areas including the Dry Creek overflow and Kellogg to Maple. Carrier said the City expects to receive the reports on the options and costs by the end of the year.

Carriers stated that several other projects were either in progress or have been completed. Removal of the railroad bridge south of Kellogg began in October; it is one of a total of twenty at-grade railroad crossings to be removed. Carrier noted that this will involve lots of work and is a major undertaking. In addition, the bridge on 119<sup>th</sup> between Kellogg & Maple and the bridge on Maple Street between 119<sup>th</sup> & 135<sup>th</sup> are being re-constructed. Carrier said this would be a big help to residents west of 119<sup>th</sup> Street, where major flooding previously occurred.

Carrier explained the importance of working with the Corp of Engineers—if the Corp is involved, the opportunities increase for funding assistance to help with the flood-control projects. He acknowledged that this involved a time-consuming and rigid process because cost-benefit analyses must be figured and flood control rules and regulations must be followed but the City felt it was worth the extra effort. Currently, the process was moving along in the Corp's effort to work with the City and the City's constituents were working with the Corp to consolidate the time involved. As the consultants deliver the design reports, they are forwarded to the Corps for review.

The City is also working with the US Geological Survey on a joint project, Carrier said. The gauge installed on the 119<sup>th</sup> Street Bridge over the Cowskin Creek between Central and 13<sup>th</sup> Street captures information to help warn about creek levels and the possibility of overflow. Rain gauges are also installed at other sites. A software program is being developed so the public can access the information on the Internet. If the water level in the Cowskin reaches flood level at the 119<sup>th</sup> Street Bridge, an alert is sent to Emergency Management Services to identify areas of risk. Carrier stated that other projects include the completion of a lower channel improvement on Dry Creek and the consideration of cost for improving the Cowskin Creek from Maize to Maple.

Another presentation will be made after the first of next year, Carrier said. Several recommendations in the Master Plan apply to building structures. One example is to have a minimum buffer when a structure is planned for building close to a stream. Another pertains to water quality.

**Johnson** asked about the status of the channel improvement at 119<sup>th</sup> & Central. **Carrier** said that improvements are in the Master Plan but not recognized by the Corp of Engineers. The big cost will be environmental restoration.

(9:45 p.m. - Community Police left the meeting.)

**Hoggatt** asked about a sprinkler system on a property designated as a FEMA buyout. **Council Member Martz** said the Dell had two lots; Hidden Lakes One had four lots, and Hidden Lakes Two & Three had one lot. The formal process was close to being completed and property owners leasing the FEMA properties had already begun to maintain them. **Ediger** asked Carrier how the new northwest

sewer system would be handled if flooding occurred. **Carrier** said that when the Cowskin Creek level reached a certain point, the pumping of the sewer system would stop.

**Dennis** suggested that Black & Veatch include information in their presentations about the impact of each project and also the analyses from Corps of Engineers. He also asked how dropped roads, such as 21<sup>st</sup> Street, would be affected by flooding. **Carrier** said that modeling was occurring to evaluate the impact on the flood plain before beginning a construction project. **Council Member Martz** said the construction projects could be finished within one year.

**Hoggatt** asked how backflow blocks for basements work and **Council Member Martz** said that recommendation is included for new construction.

**Action: Receive and file.**

### **Board Agenda**

**Council Member Martz** suggested that due to the time, the Board hear the report on Westport & Maize before considering the revisions to the Comprehensive Plan. The Board agreed.

#### **6. Planning Update on Committee Work regarding Traffic Issues for Westport & Maize**

**Vince Miller, 2330 N. Oliver/former DAB V Member**, reported that the committee had met and reviewed traffic counts for the area. The counts indicated that traffic was fairly equal for all access areas to the mile section. With this in mind, the committee decided that speed was the issue, not the number of cars. He reported that the committee recommended that Public Works take speed counts in addition to the existing traffic counts as a baseline. After the counts are taken, it was recommended that temporary traffic circles be installed at the cul-de-sac entrances to Westport Street and the traffic and speed counts be re-evaluated after 90 days. The committee felt that an incremental approach to resolving the problem was preferred to truly assess impact.

**Paul Gunzelman, Traffic Engineer**, added that Public Works was working on temporary measures/traffic circles and staff felt the measures were feasible for the width of Westport Street. He noted that street parking would need to eliminate during the trial time due to the width of the street. A comment was made about adequate allowance for access by emergency vehicles. Gunzelman reported that he had talked to the City of Manhattan's traffic engineer about their use of traffic circles; the engineer was very supportive due to the positive impact in the Manhattan community. The engineer is sending background information to Gunzelman. **Hoggatt** asked how big the traffic circles were to which **Gunzelman** said ten feet in diameter. Another question was asked pertaining to placing circles at other sites. Gunzelman said the possibility was discussed but would be decided later. **Bulman (Hoggatt)** recommended support of the committee's recommended measure. Motion passed 7:0.

**Action: Recommended support of the committee's recommended measures by a vote of 7:0.**

## **7. Recommendations to Revisions to the Comprehensive Plan**

**Council Member Martz** asked if any additional issues had been identified and if the Board wanted to make a formal recommendation in addition to their input at the last meeting. **Dennis** expressed concerns about the mixed-used trend noting the issues brought to the DAB regarding traffic. He felt there would be conflicts with pedestrians and motorists. He said the Planned Development trend appeared to be useful for areas where major residential areas exist. Other board members said these concerns had been noted at the previous meeting and there was no need for the Board to make a formal recommendation.

**No formal action taken.**

## **8. 2002 Schedule for District V Advisory Board**

Staff noted dates that may conflict with holidays. **Council Member Martz** stated that the Board would address how to handle those meetings at the previous month's meeting.

**Action: Received and filed.**

## **New Business**

### **9. Appointments to Boards and Committees**

**Council Member Martz** reported that representatives were needed for two different efforts including the Northwest By-Pass Technical Committee and the Wichita Assembly that will address reintegrating criminals into society.. **Dennis** volunteered for the By-Pass Committee and **Ediger** volunteered for the Wichita Assembly. A suggestion was made to request that **Sean Cash** allow his name to be submitted also. The Board verbally agreed with support of the appointments.

**No formal action taken.**

## **Other**

### **10. Updates, Issues, and Reports**

**Council Member Martz** said that he wanted help in identifying some individuals or groups who could become involved in the volunteer efforts for the Northwest Sewer Treatment Plant. **Krostelecky** said some groups at Northwest High School (NWHS) might be interested, such as OWLS. She said to contact **Bonnie Washington**. **Council Member Martz** thanked **Krostelecky** for that suggestions and said that maybe **David Almes** would have additional suggestions for groups at NWHS. He also asked **Dennis** if he would check with scout troops for interest.

**Bulman** reported on his participation in the District VI Task Force on a Bridge Over the Floodway. He said the first meeting was an organization meeting in which the group identified items or issues of concern. The second meeting focused more on specifics and much discussion took place. A vote on whether a bridge is needed within the next five years passed favorably.



**Johnson** had two concerns including the signs nailed to utility poles and the continuing issues with the salvage yard at Pawnee & West Street. Staff agreed to follow up with the departments enforcing the regulations of concern.

**No formal action.**

### **11. Next Meeting**

The next scheduled meeting of the District V Advisory Board is scheduled for December 3, 2001 at 7:00 p.m. in the meeting room of the Auburn Hills Golf Course Clubhouse.

**No Action Required.**

With no further business, the meeting was adjourned at 11:10.

Respectfully Submitted,

Dana L. Brown,  
District V Neighborhood Assistant

### Guests

Lonny G. Wright	2320 Alameda
Charles Carney	104 Westfield
Ryan Dancorse	1407 N. Topeka
Vincent Miller	2330 N. Oliver
Jason Paul Dean	9451/2 N. Woodrow
Bob Land	1900 N. St. Paul
Wes Britson	9537 W. Brookridge
David Finley	7913 W. 19 <sup>th</sup> Street
William Moore	162 S. Forestview Court
Don Rohr	13526 Burton Court
Debra Riley Williams	2022 N. Amarado
Clete Dold	218 S. Breezy Point Circle
Mark Boyer	11919 W. Carr
Orval Beck	11427 May Court
George Walta	10630 Carr
Vernon Deines	130 S. Breezy Point Circle